

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

**FROM: MR. ROBBIE MCBROOM, CHAIRMAN**

**DATE: December 7, 2023**

A Regular Meeting of the Board of Adjustment will be held on **Monday December 11, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of the December 13, 2023, Board of Adjustment Meeting.

**VARIANCES:**

**V. 110-23: Travis Estess/Raley and Associates – 2608 Forsythe Avenue, Monroe, LA 71201**

The applicant is requesting a variance to allow him to create parking spaces for his business in excess of 125% of the required number of parking spaces allowed by the Ordinance (allowed is 23 parking spaces, requested by the business owner 35 spaces). Also, the applicant is seeking approval to have a reduction in the required buffer zone (to separate the B-2 zone from the R-2 zone) moving from the required 25ft to 16ft. The property is in the B-2 zone (Neighborhood Business) District, at 2608 Forsythe Avenue, Monroe, Louisiana 71201.

**OTHER BUSINESS:**

None.

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 110-23  
**NAME OF APPLICANT:** Travis Estess/Raley and Associates  
**SITE ADDRESS:** 2608 Forsythe Avenue, Monroe, LA 71201  
**COUNCIL DISTRICT:** 2

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**REQUEST:** The applicant is requesting a variance to allow him to create parking spaces for his business in excess of 125% of the required number of parking spaces allowed by the Ordinance (allowed is 23 parking spaces, requested by the business owner 35 spaces). Also, the applicant is seeking approval to have a reduction in the required buffer zone (to separate the B-2 zone from the R-2 zone) moving from the required 25ft to 16ft. The property is in the B-2 zone (Neighborhood Business) District, at 2608 Forsythe Avenue, Monroe, Louisiana 71201.

**SIZE OF PROPERTY:** 0.795 Acres (more or less)

**PRESENT ZONING:** B-2 (Neighborhood Business) District

**PRESENT USE:** Vacant Lot

**MOST NEARLY BOUNDED BY (STREETS):** North of Asphodel Dr; South of and fronting Forsythe Ave; East of Duval Dr; and West of Bienville Dr.

**SURROUNDING LAND USES:** The surrounding land use is Residential to the North, South and East, to the West is B-2 (Neighborhood Business) District and Campus.

**ADVERSE INFLUENCES:** Deviation from what is stipulated by the ordinance as it relates to the allowed number of parking spaces and the setback required for businesses directly adjoining a residential district.

**POSITIVE INFLUENCES:** Increased parking for the business.

**COMMENTS** In an effort to limit the amount of impervious surface associated with development, the maximum number of vehicle parking spaces shall be one hundred twenty-five per cent (125%) of the number of required parking spaces. Landscaped buffers are required to be provided and maintained when certain land uses are adjacent to, or

directly across from each other in order to protect uses from the traffic, noise, glare, trash, vibration, and odor likely to be associated with a more intensive land use. Landscaped buffers are also required to conserve the values of land and buildings and to provide adequate light and air.

**OPTIONS:**

Approve the applicant’s request, as presented.

Approve the applicant’s request with conditions or amendments.

Deny the applicant’s request, as presented.

*As with all requests, the applicants need to provide evidence of specific hardship, one that is not based on financial considerations, to warrant the request applied for and the relief requested. In addition, it must be noted that the request is the minimum necessary to accomplish a reasonable use of the property.*

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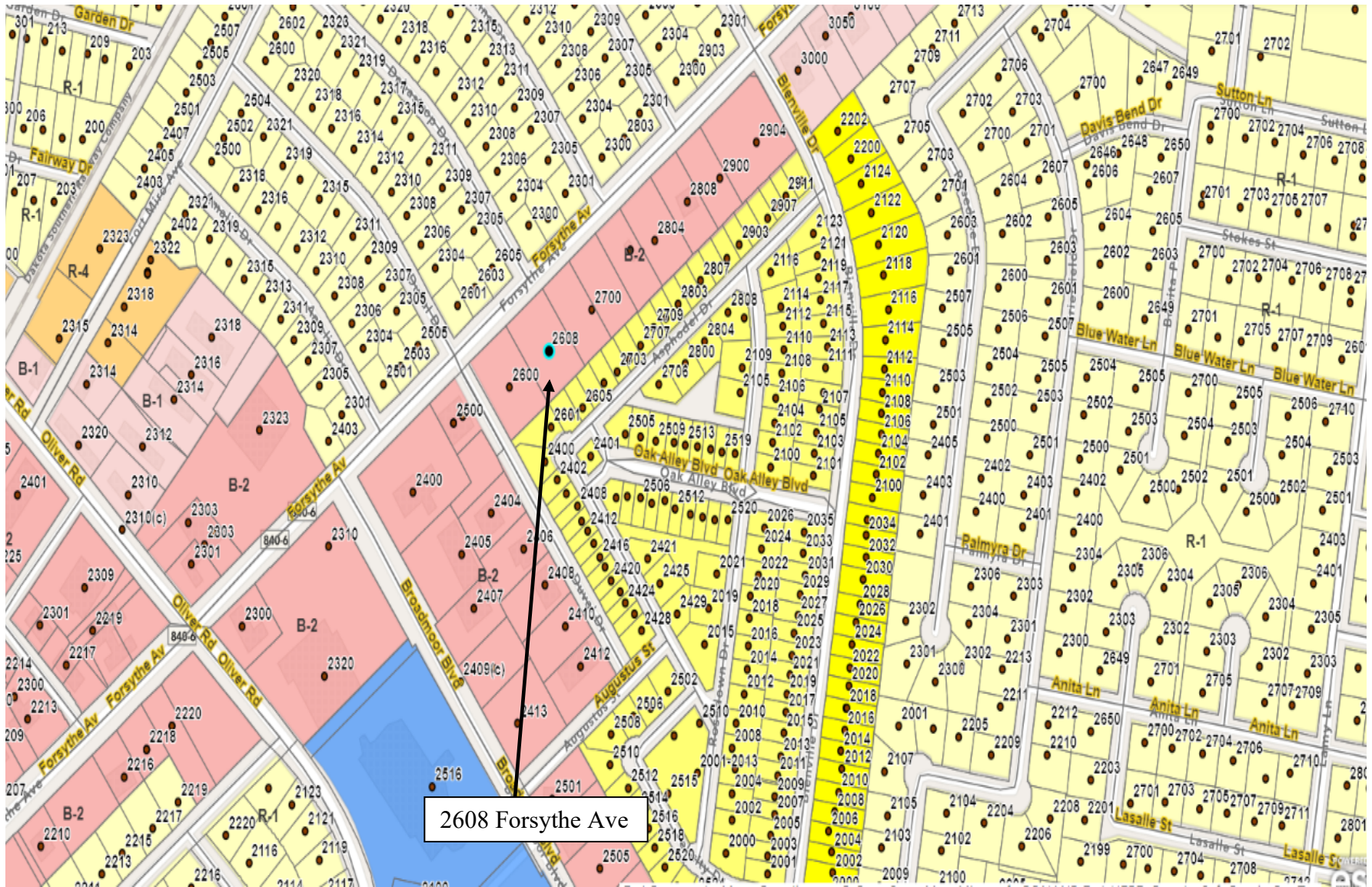
**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

***The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:***

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.
5. The variance, if granted, will not alter the essential character of the locality.
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.

7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.

**IMAGE SHOWING ZONING CLASSIFICATION OF THE AREA THE SITE IS LOCATED**





**IMAGE SHOWING AN AERIAL VIEW OF THE SITE**



**IMAGE SHOWING THE SITE**





**IMAGE SHOWING PROPOSED SITE LAYOUT**

